083.0	0007	0014.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	626,900 /	626,900
					USE VALUE:	626,900 /	626,900
					ASSESSED:	626,900 /	626,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OLSON STEPHEN K & BRENDA N	
Owner 2:		
Owner 3:		
Street 1:	67 PARK AVE EXT	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1911, having primarily Clapboard Exterior and 967 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6453.000	197,400		429,500	626,900
Total Card	0.148	197,400		429,500	626,900
Total Parcel	0.148	197,400		429,500	626,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 648.29 | /Parcel: 648.29

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	52365
GIS Ref	
GIS Ref	
Insp Date	09/15/18

!6805!

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0007-0014.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	197,400	0	6,453.	429,500	626,900		Year end	12/23/2021
2021	101	FV	192,100	0	6,453.	429,500	621,600		Year End Roll	12/10/2020
2020	101	FV	192,000	0	6,453.	429,500	621,500	621,500	Year End Roll	12/18/2019
2019	101	FV	170,200	0	6,453.	423,400	593,600	593,600	Year End Roll	1/3/2019
2018	101	FV	162,000	0	6,453.	325,200	487,200	487,200	Year End Roll	12/20/2017
2017	101	FV	162,000	0	6,453.	306,800	468,800	468,800	Year End Roll	1/3/2017
2016	101	FV	162,000	0	6,453.	282,300	444,300	444,300	Year End	1/4/2016
2015	101	FV	153,000	0	6,453.	263,800	416,800	416,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:31:34

LAST REV

Date	Time
09/27/18	13:52:42
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6805

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19460-542		11/1/1988		145,000	No	No		Y

USER DEFINED

Prior Id # 1:	52365
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2006	884	Re-Roof	6,800					

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	Inspected	BS	Barbara S
8/13/2018	MEAS&NOTICE	CC	Chris C
3/3/2009	Measured	372	PATRIOT
11/3/2000	Hearing Chag	189	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	163	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6453		Sq. Ft.	Site		0	70.	0.95	6									429,513						429,500	

Total AC/HA:	0.14814	Total SF/SM:	6453	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	429,513	Spl Credit		Total:	429,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.01989794
Adj $ / SQ:	185.876
Other Features:	72800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	286054
Depreciation:	88677
Depreciated Total:	197377

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M

Totals		
1	5	2

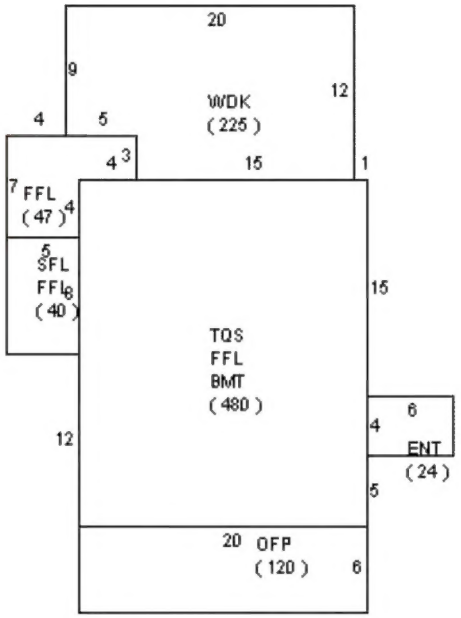
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	185.88
Special Features:	0	Val/Su Net:	108.70
Final Total:	197400	Val/Su SzAd	204.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	567	185.880	105,392
BMT	Basement	480	55.760	26,766
TQS	3/4 Story	360	185.880	66,916
WDK	Deck	225	10.650	2,397
OFP	Open Porch	120	30.850	3,702
SFL	Second Floor	40	185.880	7,435
ENT	ENTRY	24	26.930	646
	Net Sketched Area:	1,816	Total:	213,254
Size Ad	967	Gross Area	1936	FinArea 967

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

083.0-0007-0014.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc